

**BOARD OF ADA COUNTY COMMISSIONERS
MINUTES OF THE PUBLIC HEARING
WEDNESDAY, JUNE 17, 2015
6:00 P.M.**

The Board of Ada County Commissioners (Board) met this date in the Ada County Public Hearing Room of the Ada County Courthouse Complex. Staff members present: Mark Perfect, Megan Basham, and Kristy Heller, Development Services; and Ax Yewer, Prosecuting Attorney's Office. Minutes Recorder: Angel Dicus.

I. IN THE MATTER OF CALL TO ORDER:

Commissioner Jim Tibbs called the meeting to order at 6:00 p.m.

II. IN THE MATTER OF ROLL CALL:

Commissioners Jim Tibbs, Rick Yzaguirre and David L. Case were present.

III. IN THE MATTER OF CHANGES TO THE AGENDA:

There were no changes to the agenda.

IV. IN THE MATTER OF NEW BUSINESS:

- **201500634-CU-CU-MSP-V, J.R. SIMPLOT COMPANY:** A request for two conditional uses and a master site plan for a slaughterhouse and remediation facility. The site will consist of a 408,253 square foot facility, including a future expansion area. Meatpacking and rendering will be done on-site. The second conditional use is for a water remediation facility. The facility will utilize a Dissolved Air Flootation (DAF) system and anaerobic lagoons. The treated water will be stored and land applied. The facility will process up to 1,700 cattle per day and will be open 7 days a week, 24 hours a day. The request also includes a variance for building height, setbacks, and lot coverage. The property is located at 17365 S. Cole Road; T. 1N, R. 1E, Section 1 and T. 1N, R. 2E, Section 6

J. Tibbs addressed the audience regarding a comment made during a Staff meeting and ensured that the comment does not bias the Board's ability to remain impartial.

J. Tibbs opened the public hearing.

M. Basham entered late exhibits into the record and then presented the Staff report.

Vic Conrad, Applicant, stated his name and address for the record.

Greg Nelson, Mayor of Kuna, stated his name and address for the record. He presented testimony in favor of the application. He stated this project would support the agriculture and cattle industry and will be good for the economy

Terry Caviness, CEO of CS Beef Packers, LLC, stated his name for the record. He presented testimony in favor of the application stating beef would be processed 5 to 6 days a week. He expressed his company's goal to be a good neighbor, maintain good air with more environmental monitoring and meet all compliance requirements.

Bob Naerebout, Idaho Dairymen's Association, stated his name and address for the record. He presented testimony in favor of the application stating the significant savings for the livestock industry.

Wyatt Prescott, Idaho Cattle Association, stated his name and address for the record. He reiterated previous testimony in favor of the application.

Lou Murguito stated his name and address for the record. He reiterated previous testimony in favor of the application and stated that he believes this is the best location.

Ralph Cavalieri stated his name and address for the record. He presented testimony in favor of the application and asked if the operating company would have any routine interaction with the neighbors.

Ralph Mellin stated his name and address for the record. He presented testimony and requested roadway access to his property and some Bureau of Land Management land.

Arlo Drake stated his name and address for the record. He inquired on whether Ada County Highway District (ACHD) conducted a traffic survey, if there were plans to widen the road and, if so, what the plans were.

Evelynn Grime stated her name and address for the record. She presented testimony in favor of the application. She raised questions regarding the number of traffic loads, Cole Road improvements, the waste treatment and natural resources.

Sean Merrill stated his name and address for the record. He presented testimony in favor of the application and raised concerns regarding the waste system.

V. Conrad reproached the podium, restated his name and address for the record and addressed the concerns raised. He discussed unsuccessful attempts to acquire additional surrounding land to avoid the setbacks.

D. Case requested questions from prior testimony to be addressed.

Burl Ackerman stated his name and address for the record. He addressed the use methane gas instead of natural resources, described the waste treatment area and explained air emissions.

T. Carivess addressed pest compliance steps and the state of the art odor control system. He stated there will be an open door policy and he would happy to discuss any concerns. He explained there will be approximately forty semi-truck loads per day to the facility.

D. Case and M. Basham discussed the ACHD traffic study and requirements.

R. Yzaguirre and M. Basham discussed code requirements for natural resources.

J. Tibbs closed the public hearing.

J. Tibbs thanked those who testified and showed their support.


ACTION: D. CASE MOVED TO APPROVE APPLICATION NO. 201500634-CU-CU-MSP-V, J.R. SIMPLOT COMPANY, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT, AND TESTIMONY PRESENTED. R. YZAGUIRRE SECONDED.

DISCUSSION: R. YZAGUIRRE THANKED THE APPLICANT AND STAFF FOR THEIR EFFORTS. D. CASE OFFERED TO ASSIST IN RESOLVING ANY ISSUES THAT MAY ARISE. J. TIBBS ECHOED THE COMMENTS BY R. YZAGUIRRE AND D. CASE.

ACTION: D. CASE, AYE, R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.

V. IN THE MATTER OF ADJOURNMENT:

There being no further business to come before the Board on this date, the meeting was adjourned at 7:04 p.m.


Rick Yzaguirre, Acting Chairman

ATTEST:


Christopher D. Rich, Ada County Clerk